

RFP # 1-2008 LEGAL NOTICE  
Town of North Hampton  
Old Town Hall  
Bell Tower Restoration  
North Hampton, New Hampshire

Sealed Request For Proposals (RFP) plainly marked "RFP 1-2008 Old Town Hall, Bell Tower Restoration" on the outside of the sealed envelope addressed to the Town Administrator, Town Hall, 233 Atlantic Avenue, North Hampton, New Hampshire 03862-0710 will be accepted until 2:00 PM (prevailing time) on April 21, 2008.

The RFP's will be reviewed by the Town Administrator and presented to the Board of Selectmen with his recommendation no later than April 28, 2008.

The Town of North Hampton is requesting proposals from contractors qualified in historic restoration. The repair and restoration of the Bell Tower will include as a minimum the required repairs outlined in this document. Bidding contractors will submit a detailed estimate of the restoration costs. The Town Building Inspector will act as the approving authority for the work performed. The prime lead and responsible party for this project shall be the Contractor.

The RFP, containing the details for repair may be obtained from the Town of North Hampton Building Department at the Town Hall, 233 Atlantic Avenue, North Hampton, New Hampshire (603-964-8650). This package will include a copy of the assessment, including pictures, of the necessary repairs to the bell tower conducted by the civil and structural engineering firm of Emanuel Engineering, Inc. Copies of the document can be mailed upon request of a non-refundable \$15.00 payable to the Town of North Hampton.

The assessment breaks the tower structure into three sections in detailing its findings.

1. The base or lower section, which rests on the town hall roof.
2. The bell room or middle section which houses the bell.
3. The steeple or top section which displays a clock on each face.

All wood repairs must be #1 clear pine, and all clapboard replacement must be 1/4 sawn primed both sides. The internal timber framing structure of the tower for the most part appears to be sound.

The minimum necessary repairs are as follows:

**Lower Section**

This section contains the most damage due to the leaking metal roofing

1. Replace the metal roofing with a rubber membrane overlay, the area of the roof external to the outside wall should be covered in copper over the membrane.
2. Replace and paint soffits, fascias, and eaves.
3. Replace capitals and protect top side of each component with copper flashing.
4. Check all clapboards and replace deteriorated clapboards as necessary.
5. Scrape, prime and paint all wooden surfaces.
6. Inspect timber framing in soffit areas as siding and soffits are removed.
7. Repair or replace the access door to the roof and ladder.
8. Replace ladder access to bell tower with aluminum custom designed ladder.

**Middle Section**

1. Check all clapboards and replace as necessary.
2. Replace split frieze boards.
3. Replace split corner boards.
4. Replace metal drip edge with cedar shingles.
5. Replace all cedar shingles.
6. Inspect timber framing at corners just below metal roofing.

7. Clean, prime, and paint steel support straps for bell.
8. Replace the screening and its framing on the four bell section openings, the screen section facing the access ladder must be hinged for access the bell.
9. Scrape, prime and paint all wood surfaces.
10. Remove exterior eye-bolts.

#### **Upper Section**

1. Replace asphalt roof shingles with architectural style shingle with 50-year warranty.
2. Restore/touch-up clock faces.
3. Scrape, prime and paint all wooden surfaces.
4. Inspect, paint, and lube the weather vane.

A mandatory pre-proposal meeting will be held on site at the Old Town Hall in North Hampton at 2:00 PM prevailing time on March 31, 2008. Interested parties shall attend the meeting to visit the site so as to inform themselves thoroughly as to the condition of the tower and the logistics involved in the completion of the work.

The Town of North Hampton reserves the right to reject any/ or all bids or accepts any proposal that may be deemed to be in the best interest of the Town.

If you have any questions, please contact Richard Mabey, Building Official, 233 Atlantic Avenue, North Hampton, New Hampshire, 603-964-8650, fax 603-964-1514

Firms or consortiums submitting proposals shall ensure Equal Employment Opportunity.

Submitted by: Town Administrator  
Town of North Hampton, New Hampshire

**Union Leader**  
**Portsmouth Herald**  
**Construction Summary**

March 9th  
March 16th